

## LICENSE ADDENDUM AGREEMENT

This Agreement is entered in to this 12 day of FEB, 2002, by and between GERANADA INC. (the "Applicant") and the City of Minneapolis (the "City").

WHEREAS, the Applicant has applied to be the operator of a CLASS A License to be operated at 3022 Hennepin; and

WHEREAS, the City Council has expressed concern with regard to permitting so-called adult entertainment on the licensed premises; and

WHEREAS, the Applicant desires to provide acceptable forms of entertainment which require a CLASS A License; and

WHEREAS, with the additional restrictions and obligations on the Applicant's part recited below, the City Council will look more favorably upon the application of Applicant; and

WHEREAS, the Applicant agrees to operate under and fully perform the obligations set out hereunder;

NOW, THEREFORE, in consideration of the City granting the Applicant permission to operate a Class A Liquor License at the premises at 3022 Hennepin, the Applicant agrees as follows:

1. The Applicant will not allow any activities to occur on its premises which include or involve nude or semi-nude dancing, revealing or inappropriate employee attire, mud wrestling, wet T-shirt contests, employee wrestling with customers or sexually suggestive touching, and other similar types of activities.
2. Violation of the terms of paragraph 1 above shall provide a basis for revocation of the City's consent for Applicant to operate the Class A Liquor License.
3. All parties hereto agree that this Agreement is specifically enforceable and that in any litigation involving this Agreement, no defense will be raised as to its enforceability.

By John Hartmann, pres

For And On Behalf Of GRANADA LLC

CITY OF MINNEAPOLIS By \_\_\_\_\_  
Licenses and Consumer Services

**Ziegler, Ken M**

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**From:** kim bartmann [kb@bryantlakebowl.com]  
**Sent:** Monday, February 25, 2002 8:09 PM  
**To:** Ziegler, Ken M  
**Subject:** Suburban world

To The Members Of The Minneapolis City Council:

I am respectfully requesting a waiver of the ordinance provision requiring the real property taxes to be paid in full for a wine license to be issued to the Suburban World Theater in 2002.

The 2001 real property taxes are the responsibility of the building owner and current operator of the theater (Scott & Lisa Johnson) and have not yet been paid to the county. It is my understanding that the Johnson's are in the process of negotiating a payment plan with the county.

My lease agreement with the Johnson's is that Granada Inc. is responsible for payment of all future real estate taxes. The lease agreement also contains an option for purchase of the building and that the parties agree that the monies collected for down payment on that option, which is contingent on financing in the near future and upon which the lease is contingent, will be forwarded to the county for the delinquent 2001 property taxes.

I'm making this request because in this instance, time is of the essence in avoiding what may be long-term closure of the theater as the current operator appears to be financially unable to continue operating the theater. The theater was on the real estate market for much of 2001, and no offers were made. In order to continue my efforts to make the Historic Suburban World survive financially and become a vital part of the Minneapolis theater community, I need to operate the restaurant aspect of the theater fully and with the wine license.

Thank you for your consideration.

-- Kim Bartmann  
Bryant Lake Bowl  
810 West lake Street  
Minneapolis, MN 55408  
612.825.3737  
<http://www.bryantlakebowl.com>



**Johnson Cinema, Inc.**  
**c/o Scott C. Johnson**  
**3022 Hennepin Avenue South**  
**Minneapolis, Minnesota 55408**  
**Telephone: (612) 825-0717**  
**Facsimile: (612) 825-0712**

February 27, 2002

Minneapolis City Council  
City Hall  
350 South 5th Street, Room 304  
Minneapolis, Minnesota 55415

Re: County Property Taxes - 3022 Hennepin Avenue South, Minneapolis, MN  
Property ID Number 04-028-24 21 0007

Honorable City Council Members:

This letter serves as our commitment to pay all outstanding property taxes on the property location referenced above. The property taxes for the year 2001, in the amount of \$16,034.73, are payable to Hennepin County.

Johnson Cinema, Inc., the former operator of the Suburban World Cinema Grill, has no future plans on operating at the above referenced location. Cinema Properties, the building owner, is in negotiations with Kim Bartmann of Granada, Inc. to lease the premises. A lease is to be executed for the property with a term beginning on March 1, 2002. It should be noted that both Johnson Cinema, Inc. and Cinema Properties, Inc. are owned by the same shareholders.

It is the intention of Cinema Properties, Inc. to enter into a lease agreement with Granada, Inc. to lease the premises with an option to purchase. To secure this option to purchase the property, Granada, Inc. will provide the owner with a \$100,000 security deposit/downpayment. These funds, which can be incorporated into the owner's general funds, will be used to pay all outstanding property and sales taxes on the property as well as cover all other outstanding debts. The \$100,000 is more than sufficient to cover all such outstanding debts.

As President and CEO of Johnson Cinema, Inc. and Cinema Properties, Inc., I declare that upon Granada, Inc.'s payment of the \$100,000 security deposit/downpayment, a check will be promptly issued to Hennepin County to cover the past due property taxes.

Sincerely,



Scott C. Johnson  
President / CEO